

MINUTE ITEM

24. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10741, LOS ANGELES LAND DISTRICT, KERN COUNTY, ANDREW D. LUM - S.W.O. 5926.

After consideration of Calendar Item 1 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE  $W\frac{1}{2}$  OF  $SE\frac{1}{4}$  OF SECTION 32, T. 10 N., R. 12 W., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED SEPTEMBER 19, 1856, CONTAINING 80 ACRES MORE OR LESS, IN KERN COUNTY;
2. FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVES THE SELECTION OF SAID LAND; AND
4. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO ANDREW D. LUM AT THE APPRAISED PRICE OF \$8,000, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 1 (1 page)

CALENDAR ITEM

1.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10741, LOS ANGELES LAND DISTRICT, KERN COUNTY, ANDREW D. LUM - S.W.O. 5926.

An offer was received from Andrew D. Lum of Lancaster, California, to purchase the  $W\frac{1}{2}$  of  $SE\frac{1}{4}$  of Section 32, T. 10 N., R. 12 W., S.B.M., as shown on official U. S. plat of survey approved September 19, 1856, containing 80 acres more or less, in Kern County. The land was listed (conveyed) to the State by the Bureau of Land Management on July 18, 1961. The applicant made an offer of \$400, or \$5 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes its value at \$100 per acre, for a total of \$8,000. The applicant deposited the necessary amount to meet this value.

Access to the parcel is via U. S. Highway 6 from Rosamond, which is approximately four miles southeast, for two miles and thence for two miles by public unimproved road. An unimproved dirt road meanders south to north through the parcel. Terrain is gentle to moderately rolling, and would provide good homesite possibilities on the ridge areas. Part of the parcel lies on a small solitary hill rising from the desert floor. Vegetative cover consists of sparse growth of mesquite, desert thornbrush and Joshua trees. There is no surface water; however, wells drilled one to two miles north range from 60 to 325 feet for domestic use, and to 450 feet for commercial or industrial supply. The highest and best use of the parcel would be for fair-to-good desert homesites, with recreation a secondary use.

The selection of the subject land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE  $W\frac{1}{2}$  OF  $SE\frac{1}{4}$  OF SECTION 32, T. 10 N., R. 12 W., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED SEPTEMBER 19, 1856, CONTAINING 80 ACRES MORE OR LESS, IN KERN COUNTY;
2. FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LAND; AND
4. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO ANDREW D. LUM AT THE APPRAISED PRICE OF \$8,000, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.